

SALEM HISTORICAL COMMISSION
MINUTES
October 21, 2015

A meeting of the Salem Historical Commission was held on Wednesday, October 21, 2015 at 7:00 pm at 120 Washington Street, Salem, MA. Present were Jessica Herbert (Chair), Kathy Harper (Vice Chair), Laurie Bellin, Reed Cutting, David Hart, Susan Keenan, and Joanne McCrea.

376 Essex Street

David Asky submitted an application for a Certificate of Appropriateness to restore the carriage house facades and roof. The work includes:

1. the creation of a new cased opening for the overhead door
2. New asphalt shingle roof (GAF Slateline)
3. Rain diverter over the doors
4. Refurbished existing windows
5. Scrape, prime, paint with the existing colors
6. New skirt board at the perimeter
7. Fixed-in-place carriage door at rear

Dan Riccarelli, Seger Architects, David Asky and Shumei Yin was present.

Documents & Exhibits

- Application: 10/1/15
- Photographs
- Rendering
- Project drawings: 9/30/15

Mr. Riccarelli stated that a lot of structural work has been done on the carriage house in the past. It is currently a single car garage, but the new owners would like to make the carriage house a functioning two car garage. There has been a lot of damage to the base of the carriage house. Mr. Riccarelli stated that they will be restoring the entire bottom of the carriage house, lifting it up, and adding a new concrete slab. They will also be restoring all of the windows, reroofing with Slateline shingles, repainting, and installing a gutter along the south elevation. They will be installing a new opening along the south elevation. Mr. Riccarelli stated that the carriage house may be an original McIntire. The new doors, made by Salem Overhead Doors, will be upward lifting, though they will look as if they open outward. They will be solid wood with beadboard. The gutter will be ogee style with round downspouts. All the clapboard will be restored. 3-4' at the bottom of the carriage house will be completely replaced. A skirtboard will be added along the bottom. The carriage house will be painted to match the house.

Mr. Hart asked if there was a floor plan for the property.

Mr. Riccarelli presented Mr. Hart with a copy of the drawings.

Ms McCrea asked if the driveway will be extended back to meet the barn.

Mr. Asky responded in the affirmative.

Ms. Herbert asked if the bead board above the doors are horizontal.

Mr. Riccarelli responded in the affirmative. Currently, it is horizontal and looking at other examples in the neighborhood, they also have horizontal bead board.

There was no public comment.

Mr. Hart noted that the carriage house is relatively set back from the street and the alterations are reversible.

VOTE: *Ms. McCrea made a motion to accept the application, as submitted. Ms. Keenan seconded the motion. All were in favor, and the motion so carried.*

91-93 Federal Street

Constance Arlander submitted an application for a Certificate of Appropriateness to install a chimney cap. The proposed cap has a flat black coating on stainless steel. The dimensions are 37x44x8 inches.

Constance Arlander was present.

Documents & Exhibits

- Application: 10/1/15
- Photographs
- Photograph of proposed chimney cap

Ms. Arlander stated that there is currently a copper cap on 93 Federal Street. It is now black. This cap will closely match that cap, but it will be painted black.

Jane Arlander, 93 Federal Street, spoke in support of the application.

There was no public comment.

VOTE: *Ms. McCrea made a motion to approve the application, as submitted. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

14 Cambridge Street

Susan Ballou Carter submitted an application for a Certificate of Hardship to install a new furnace vent. The work, which was already completed, includes two PVC pipes venting out the driveway side of the foundation. There was no other option for where to install the pipes.

Susan Ballou Carter was present.

Documents & Exhibits

- Application: 10/5/15
- Photographs

Ms. Ballou Carter stated that the pipes have already been installed. She didn't know she needed approval for them. In order to have a high efficiency furnace, they needed to install venting. The pipes will be painted gray to match the house.

Ms. Herbert noted that there is really no option for screening because the driveway is along that side.

Ms. Ballou Carter agreed with Ms. Herbert. There was no other location for the venting for that unit. Another unit will be installed but that venting will not be visible from the public way.

Ms. Keenan asked if the heater was gas or oil.

Ms. Ballou Carter responded that it is gas.

Ms. Herbert asked the Commission members what they thought about a small lattice blind to conceal the pipes.

Mr. Hart stated that if you paint the pipe three colors to match the stone, water table, and clapboards, it would diminish the visibility of the pipes.

Ms. Bellin asked how long Ms. Ballou Carter has lived in the house.

Ms. Ballou Carter stated that her family bought the house in 1963. She only recently returned to the house to take care of her mother.

There was no public comment.

VOTE: *Mr. Hart made a motion to approve the application, with the pro viso that the ductwork be painted to match the portions of the house that abut that area, and that the application be approved as a Certificate of Hardship. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.*

Ms. McCrea asked that Ms. Lovett notify the contractors that this work requires approval from the Commission.

Ms. Bellin stated that the onwness is on the owner to make sure the contractor applies, or that the owner should apply for the Certificates.

Ms. Lovett stated that when the contractor comes in for a building permit, the Building Department checks to see if a Certificate has been issued for the work. If it has not, they send the contractor to the Planning Department. There are times however, that the contractors don't apply for building permits or don't require them for the work.

Ms. Ballou Carter stated that in this case there were a number of contractors working together and she thinks that there may have been confusion over who had applied for the permits and for what work.

Ms. Herbert stated that the contractors put themselves at risk when they do not get building permits.

Mr. Hart stated that the Commission should write a letter that all permits should be scrutinized for SHC eligible.

94 Derby Street

Wendy Walsh (Townsend House Condominiums) submitted an application for a Certificate of Appropriateness to enclose two basement windows. Upon the removal of the windows during the wall repair that was previously approved for Non-Applicability, it was discovered that they were more damaged than anticipated. The contractor investigated options and potential replacements, but they would sit too close/below grade, and aside from repainting the bow in the foundation wall, this project was intended to alleviate water issues they are having in the basement. The contractor strongly advised that they instead fill the windows with fieldstone. Given the urgency of the work, the windows have already been bricked in.

Wendy Walsh was present.

Documents & Exhibits

- Application: 10/7/15
- Photographs

Ms. Herbert stated that the owners want to block in the windows to keep the rain water out of the basement. The work has already been completed.

Ms. Walsh stated that the foundation rebuild was approved through a Certificate of Non-Applicability. However, when the windows were removed to be restored, they fell apart. The edge of the new window would have been below grade or close to it. The water problem still would have existed.

Ms. Herbert stated that there was really no other option than to remove the windows. She doesn't believe the windows were original. The new stone was matched well.

Ms. Walsh noted that they have another window that was previously approved by the Commission for block up a separate window.

There was no public comment.

VOTE:

Ms. Harper made a motion to approve the application, as submitted. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.

FY 16 Preservation Plan Comments

Ms. Lovett distributed a copy of a draft support letter.

Mr. Hart stated that in Gloucester, Peabody, Quincy, and Newburyport, approximately 50% of their CPA funded projects are private non-profits. He stated that he testified at the CPC public meeting. The information he compiled could be attached to the Commission's comment letter.

Ms. Bellin stated that she would like those specific communities noted in the letter.

VOTE: *Ms. Bellin made a motion to approve the letter, with the change discussed to reference the other communities. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

Mr. Hart stated that the Preservation Plan recommends that a Preservation Planner be hired and that the Demolition Delay Ordinance be extended to 1 year. Also, he didn't notice any comments about the district lines and addressing what is visible. The maps and appendices still need to be added.

Ms. Herbert stated that she spoke to Councilor Legault and he stated that he is in support of extending the demolition delay ordinance to 18 months.

The Commission discussed the process of revising the Demolition Delay Ordinance.

Section 106 Review- 27 Charter Street

In accordance with Section 106, the Commission was requested to comment on an application to install a new telecommunications installation at 27 Charter Street.

Documents & Exhibits

- Drawings

Ms. Herbert stated that the antennae should be painted to match the brick, rather crimson.

VOTE: *Ms. Bellin made a motion to approve the comment letter. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.*

6 Chestnut Street

Jim McLean submitted an application for a Certificate of Non-Applicability to reroof with Certainteed XT25 shingles.

Documents & Exhibits

- Application: 10/14/15
- Photographs
- Certainteed XT25 brochure

VOTE: *Ms. Bellin made a motion to approve the application, as submitted. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

335 Essex Street

Robert and Barbara Maier submitted an application for a Certificate of Non-Applicability to rebuild the screen porch. There will be no changes to the design, material or color.

Documents & Exhibits

- Application: 10/19/15
- Photographs: 10/19/15

VOTE: *Ms. Bellin made a motion to approve the application, as submitted. Ms. Keenan seconded the motion. All were in favor, and the motion so carried.*

335 Essex Street

Robert and Barbara Maier submitted an application for a Certificate of Non-Applicability to repaint the house with the existing colors.

Documents & Exhibits

- Application: 10/19/15
- Photographs: 10/19/15
- Paint chips

VOTE: *Ms. Bellin made a motion to approve the application, as submitted. Ms. Keenan seconded the motion. All were in favor, and the motion so carried.*

376 Essex Street

David Askey and Shumei Yin submitted an application for a Certificate of Non-Applicability to replace the lower-level gutters in the back of the house. The existing wood gutters will be replaced with fiberglass gutters. The gutters are not visible from the public way.

Documents & Exhibits

- Application: 10/21/15
- Photographs

VOTE: *Ms. Bellin made a motion to approve the application, as submitted. Mr. Hart seconded the motion. All were in favor, and the motion so carried.*

9 Chestnut Street

Hamilton Hall submitted an application for a Certificate of Non-Applicability to install a temporary Community Preservation Act project sign. The sign will be hung on the fence.

Documents & Exhibits

- Application: 10/21/15
- Photograph

VOTE: *Mr. Hart made a motion to approve the application, as submitted. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

Mr. Hart stated that he believes the applicant for 2 Chestnut St, building repointing, should come to the next Commission meeting to discuss their application.

VOTE: Mr. Hart made a motion to request the applicant for 2 Chestnut Street submit a full application. Ms. Bellin seconded the motion. All were in favor, and the motion so carried.

Other Business

Status of Preservation Projects

Ms. Lovett summarized the proposed development project for 331-333 Lafayette Street. The project will include demolition of the existing buildings. A 3-story office building will be built in its place. The developer has been meeting with the neighbors.

Ms. Herbert stated that she would think the neighbors would support office space rather than additional housing.

Ms. Turiel stated that some of the neighbors are opposed because the businesses that are there now will be vacated.

Ms. Herbert stated that there should be some assistance for the businesses to move.

Ms. McCrea stated that at the last CPC meeting, she found out that the City Council approved the Mayor's request to add parking spots in front of the jail building along Bridge Street. She just questions whether that is the best use for the parcel. The project needs to go before Conservation Commission. She requested that Ms. Lovett send the SHC copies of the parking plan.

Discussion of project assignments for Commission members

The Commission members will review the list and discuss at the next meeting.

Approval of Minutes

VOTE: Ms. McCrea made a motion to approve the minutes of 8/5/15, with comments. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.

VOTE:

Ms. Turiel made a motion to approve the minutes of 8/19/15 with comments. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.

VOTE:

Ms. Bellin made a motion to approve the minutes of 9/2/15 with comments. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.

VOTE: Mr. Hart made a motion to approve the minutes of 9/16/15 with comments. Ms. Turiel seconded the motion. All were in favor, and the motion so carried.

Correspondence

Ms. Lovett notified the Commission that she has accepted a new position with the Town of Rowley. Her last day with the City of Salem will be November 12, 2015.

VOTE: *Mr. Hart made a motion to express the Commission's heartfelt appreciation for Ms. Lovett's past participation as the administrator for the Historical Commission. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

VOTE: *There being no further business, Ms. Bellin made a motion to adjourn. Ms. McCrea seconded the motion. All were in favor, and the motion so carried.*

Respectfully submitted,

Natalie BL Lovett
Community Development Planner